



567 El Camino Real
 San Bruno, CA 94066
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STAFF

Tambri Heyden, AICP, *Community Development Director*
 Mark Sullivan, AICP, *Housing and Redevelopment Manager*
 Aaron Akin, AICP, *Planning Manager*
 Tony Rozzi, *Assistant Planner*
 Lisa Costa Sanders, *Contract Planner*
 Margaret Netto, *Contract Planner*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
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 Perry Petersen
 Kevin Chase
 Joe Sammut

ARCHITECTURAL REVIEW COMMITTEE MEETING

TO: Kevin Chase
 Sujendra Mishra
 Joe Sammut

} Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, October 12, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	49 Scott Street * (MM 06-009; UP-06-028) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Minor Modification and Use Permit to allow the construction of an addition which increases the gross floor area by 61% and proposes to extend a 4' side yard setback along the right side property line per Section 12.120.010B Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). MM-06-009, UP-06-028
2.	1620 Claremont Avenue * (UP-06-031) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single-Family Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). UP-06-031

Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written

Architectural Review Committee Agenda
October 12, 2006– Page 2

correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1
October 12, 2006**

PROJECT LOCATION

1. Address: 49 Scott Street
2. Assessor's Parcel No: 014-276-200
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. San Bruno Redevelopment Area

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Minor Modification and Use Permit to allow the construction of an addition which increases the gross floor area by 61% and proposes to extend a 4' side yard setback along the right side property line per Section 12.120.010.B Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). **MM-06-009, UP-06-028**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Minor Modification 06-009 and Use Permit 06-28 to the Planning Commission with a positive recommendation subject to the suggested revisions, including the addition of a tandem garage space, based on Findings of Fact 1-6.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the south side, mid-block of Scott Street, between Huntington Avenue and Herman Street. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a contemporary style, two bedrooms and one bathroom, 1,037 square foot one-story residence that has an attached one-car garage.

This home was built in 1943. The neighborhood that surrounds the subject property contains a consistent

type of residential home style incorporating stucco finish and composite shingle roof material, given that the area was developed at roughly the same time. The immediate area includes single story, single-family dwellings and some two-story single-family dwellings, as well as a couple small apartment buildings.

SURROUNDING LAND USES

North: Atlantic Avenue - R-1 Zone, low density residential
 South: Buena Vista - R-1 Zone, low density residential
 East: Herman Street - R-1 Zone, low density residential
 West: Huntington Avenue - R-1 Zone, low density residential

PROJECT INFORMATION

The proposed project includes a first story addition, located toward the rear of the property. The first floor addition and remodel would add approximately 671 square feet and remove a portion of an existing deck, allowing for construction of two new bedrooms, bathroom and dining room. The rear portion of the oversized one-car garage will provide for a new bathroom and the existing front bedroom is proposed to be an office.

If approved and constructed this would be a 3-bedroom, 3-bathroom home. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	same
Lot Area		Min. 5,000 sq. ft	5,000 sq. ft	same
Lot Coverage		Max. 2,200 sq. ft (44%)	1,037 (21%)	1,783 sq. ft (36%)*
Gross Floor Area		Max. 2,750 sq. ft	1,037 sq. ft	1,708 sq. ft *
Floor Area Ratio		55%	21%	34%
Building Setbacks	Front	15'-0" to home 20'-0" to garage	9'-0" to home and garage	9'-0" to home and to garage
	Rear	10'-0"	63'-0"	45'-9"
	L Side	5'-0"	5'-0"	5'-0"
	R Side	5'-0"	4'-0"	4'-0"
Building Height		28'-0"	15'-8"	15'-8"
Covered Parking		2 spaces	1 space	1 space

* Notes:

- Lot coverage includes covered porch
- Total Living area proposed is 1,401 s.f with a 307 s.f., single-car garage

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	730	-	307	1,037
Remove		-		
Proposed	671	-	-	671
Total	1,401	-	307	1,708

ANALYSIS AND RECOMMENDATION

The applicant is proposing a 671 square foot addition to a 1,037 square foot residence, a 61% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit. The applicant is also proposing a 12'-2" expansion to the 4' right side yard setback. Current zoning standards require a 5' side yard setback unless a minor modification permit is obtained. Section 12.120.010. A states that the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side yard setback requirements by not more than two feet.

Minor Modification 06-009

Pursuant to the City's zoning code, the Minor Modification for the requested 4' side yard setback extension shall be approved if the Planning Commission can make the following two required findings: (required finding in bold followed by staff's analysis of the merits of the project and how the findings can be made).

1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood

The applicant is proposing to construct the main portion of the addition to the rear of the existing bedroom, kitchen and garage where it will not be visible from the street. In order to construct two new bedrooms and a dining room, the applicant is requesting modification to the setback requirements. The proposed 4' setback is simply extending the existing, legally nonconforming setback. The surrounding neighborhood contains many homes which were also constructed with 4' side yard setbacks since the subdivision was constructed in 1943 prior to current setback requirements. Therefore, the granting of the 4' side yard setback extension, is in keeping with the setbacks of the neighborhood. Regarding the front elevation, the addition is to the rear of the existing structure and therefore will not alter the general appearance of the home as viewed from the street of access.

2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

The addition is designed as a single story addition and remodel with the bulk of the addition toward the rear of the house, therefore not creating significant shadow or privacy impact on the adjacent properties.

The addition is designed with three gable roof pitches towards the rear property line, parallel to the neighbors, lower than the existing ridgeline. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbors and provide for the maximum privacy and enjoyment of their property. The proposed structure will remain a single story, therefore not creating significant shadow on the adjacent property. The adjacent neighbor to the west of the property will not be impacted due to the single-story nature of the project.

The addition is designed well and is attractive from all viewpoints. Staff supports the approval of the minor modification to allow the reduced side yard setback based on a determination that it will not be detrimental to the adjacent real property and that if approved, the project will be in keeping with the character of the neighborhood. The project will not be detrimental to real property as there will still be sufficient distance between homes, similar to the separation between homes found in the immediate neighborhood and through out San Bruno. Furthermore, given that the application only proposes a single-story addition, all privacy issues will be mitigated by the existing 6' fence, which divides the two properties.

Use Permit 06-024

As stated above, the applicant is proposing a 671 square foot addition to a 1,037 square foot residence, 61% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will be setback 4' from the west side property line and 5' from the east property line. Both side yard setbacks meet all UBC safety requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a single-story contemporary style home, with a new front porch, arched entry columns, and stucco finish with asphalt composition roof material. The front setback requirement is 15'0" to the front of the home. The proposed front porch will encroach into the front yard setback 4'-6", maintaining a 11'-6" setback, however, open porches are allowed to encroach up to 6 feet into any required front yard setback. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features. It is also consistent with the permitted uses of low-density residential district neighborhoods.

With 61 percent increase in floor area, Staff is recommending that the applicant redesign the project to add a second car garage. Given the existing floor plan of the home, staff is recommending that the applicant redesign the project to include a tandem style garage. With a condition that a second car garage is provided, on-street parking in the neighborhood area should not be negatively impacted since a two car garage will be designed to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as low-density residential district and the proposed addition to the single-family structure is consistent with this residential general plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposed structure will not unreasonably restrict or interfere with light and air on the properties in the neighborhood since the structure will maintain required setback distances from the property lines, except for the right side yard setback, as well as remaining well below the maximum height limit of 28 feet. The roof design incorporates a gabled roof pitch, which creates less shadow on adjacent properties due to their sloped design.

The addition proposes to replace the existing wood siding with stucco and proposes to match the existing contemporary home's exterior material of composition roof material. The front elevation provides for a new front covered entry porch with arched supports which adds visual interest to the elevation.

The rear elevation provides for two new sliding glass doors and windows while retaining the existing deck. The elevation provides for a varied roofline and two new skylight windows breaking up the new addition.

For the proposed right elevation, the applicant is requesting a minor modification to encroach into the side yard setback one foot in order to construct an additional bedroom which will replace a portion of the rear deck. The right elevation provides for a new window, sloped roofline and the existing deck which adds visual depth and dimension. As stated above, staff is recommending that the applicant redesign the project to include a tandem style garage so that the parking in the area is not negatively impacted. The proposed side yard setback extension will not restrict light and air on the adjacent property to the west and is consistent with other side yard setbacks found in the immediate neighborhood.

To the left elevation, staff is recommending that an additional window be placed in the proposed master bedroom suite to break up the blank wall space on this elevation. Staff supports the design of the proposed addition given that the stucco wall material will replace the existing wood siding throughout the entire house.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

Since the applicant is proposing to replace the walls of the home with stucco, the home's expansion will match the existing contemporary style. Staff supports the design of the proposed addition given that the finished materials will be consistent throughout the home and consistent with nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of contemporary style homes. With the condition to provide for an additional on-site parking space, on-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached one-car garage which is proposed to remain. As stated earlier, staff is recommending a condition to redesign the proposed project to include a second car tandem garage. The existing single-car garage will be converted into a two-car, tandem garage which will meet the zoning ordinance requirements.

Recommendations

In conclusion, staff recommends the following:

- The applicant shall provide a window on the west elevation to break up the blank wall which will add balance to the elevation.
- The applicant shall redesign the project to include a tandem design, two-car garage.

Staff recommends that the Architectural Review Committee forward the Minor Modification 06-009 and Use Permit 06-028 to the Planning Commission with a positive recommendation subject to the revisions based on the Findings of Fact 1-6.

FINDINGS OF FACT

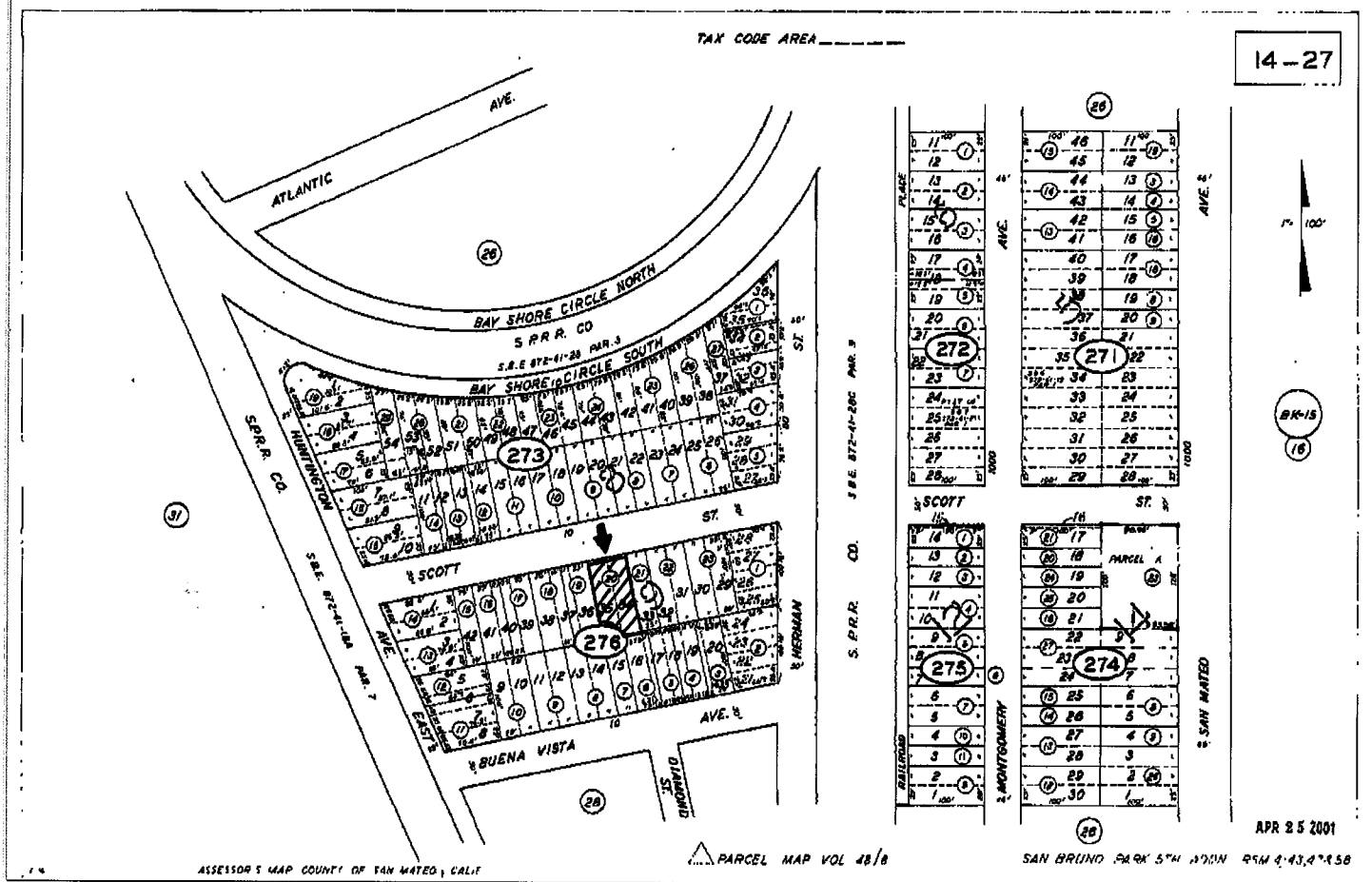
1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and

attain all appropriate Building Division permits.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and with the condition to redesign the project to include a second car garage, the off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, given the suggested revision to the design of the home expansion size as noted in the staff report analysis section.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. With the condition to redesign the project to include a second car garage the project will comply with the off-street parking standards of the City of San Bruno Zoning Ordinance.

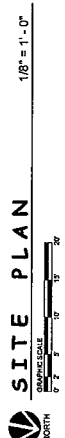
Submitted on 09/25/09 by:

Margaret Netto
Contract Planner



49 Scott Street
014-276-200
MM 06-009; UP 06-028

Exhibit A – Site Location



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE PLAN SITE ANALYSIS SHEET INDEX SCOPE OF WORK ROOT PLAN
2	DEMOLITION / EXISTING FLOOR PLAN PROPOSED FLOOR PLAN
3	EXTERIOR ELEVATIONS
4	EXTERIOR ELEVATIONS

SCOPE OF WORK

SINGLE STORY (671 SF) ADDITION TO EXISTING
(1,037 SF) SINGLE STORY RESIDENCE



REVISIONS	BY

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA.

DESIGN & DOCUMENTATION BY

SSS DESIGNS LLC

1911 OLD KENNELWOOD WAY, SUITE 100 - JUPITER, FL 33411
TEL: 561.945.1414 FAX: 561.945.1415
WWW.SSSDESIGNS.COM



EXISTING FLOOR PLAN

CHAND RESIDENCE
49 SCOTT STREET
SAN BRUNO, CA

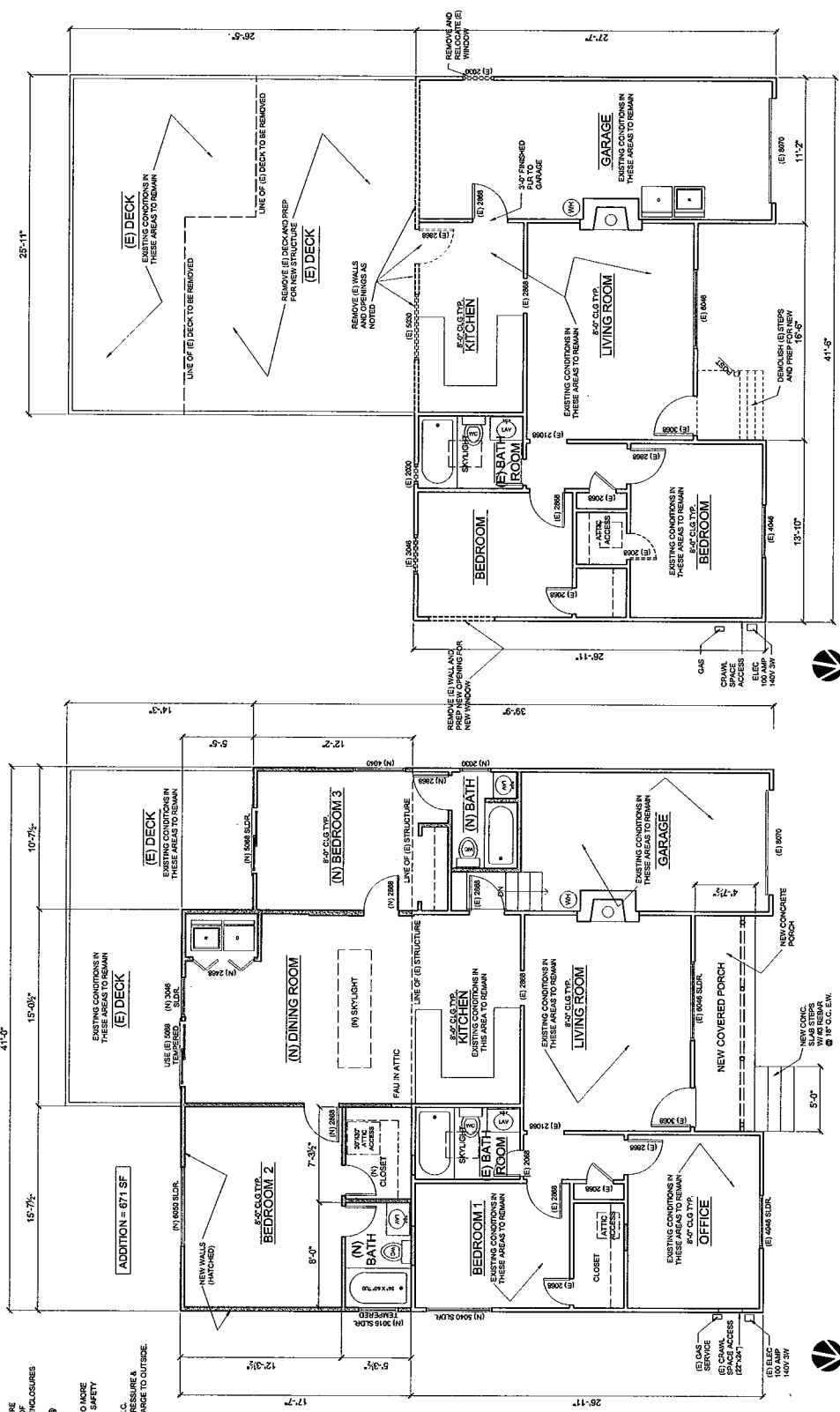
DATE	08/01/2006
BY	SSS
SCALE	AS NOTED
PROJECT	CHAND - 0006
SHEET	2

FLOOR PLAN NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA.
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LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED



EXISTING FLOOR PLAN
(E) FLOOR AREA = 1,037 SF (INCLUDES GARAGE)

PROPOSED FLOOR PLAN
(E) FLOOR AREA = 1,037 SF (INCLUDES GARAGE) + 671 SF (ADDITION) = 1,708 SF

1/4" = 1'-0"

1/4" = 1'-0"

REVISIONS	BY

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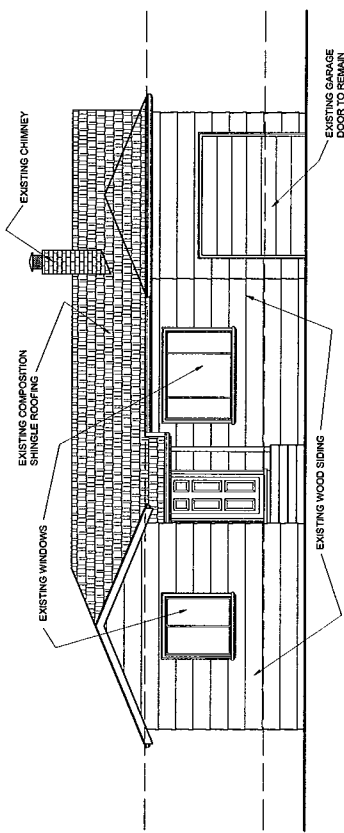
DESIGN & DOCUMENTATION BY
SSS DESIGNS LLC
 1931 Old Middlefield Way, UNIT 2 - Mountain View, CA 94043
 PHONE: 650-954-1818 FAX: 650-954-1819
 WEB: WWW.SSSDESIGNS.COM



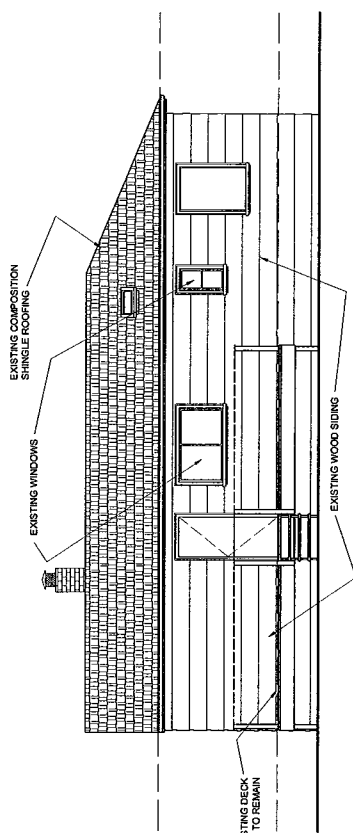
EXTERIOR ELEVATIONS

ADDITION TO THE
CHAND RESIDENCE
 49 SCOTT STREET
 SAN BRUNO, CA

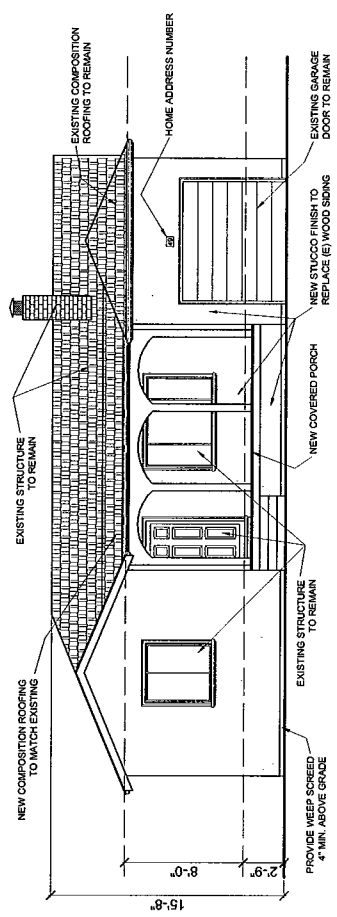
DATE: AUGUST 28, 2006
 DRAWN BY: AS NOTED
 CHECKED BY: SSS
 PROJECT: CHAND - 0906
 SHEET: 3 OF 4



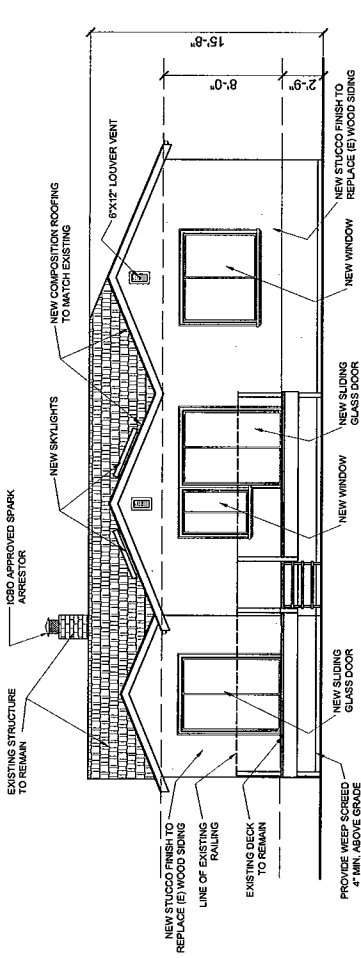
EXISTING FRONT ELEVATION 1/4" = 1'-0"



EXISTING REAR ELEVATION 1/4" = 1'-0"



PROPOSED FRONT ELEVATION 1/4" = 1'-0"



PROPOSED REAR ELEVATION 1/4" = 1'-0"

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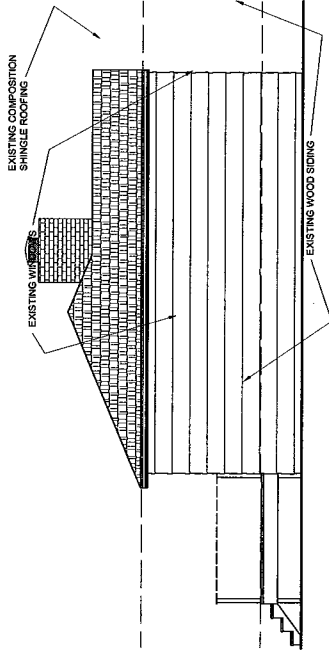
DESIGN & DOCUMENTATION BY
SSS DESIGNS LLC
 1931 Old Middlefield Way, Unit F - Menlo Park, CA 94025
 Phone: 650-941-8142 Fax: 650-941-8139
 Email: sssdesign@sssdesigns.com
 Web: www.sssdesigns.com



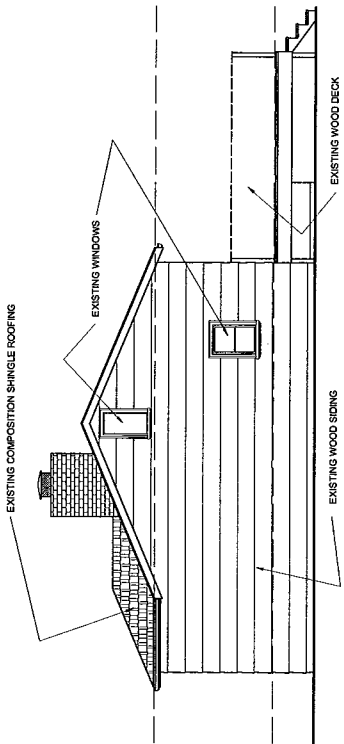
EXTERIOR ELEVATIONS

ADDITION TO THE
CHAND RESIDENCE
 49 SCOTT STREET
 SAN BRUNO, CA

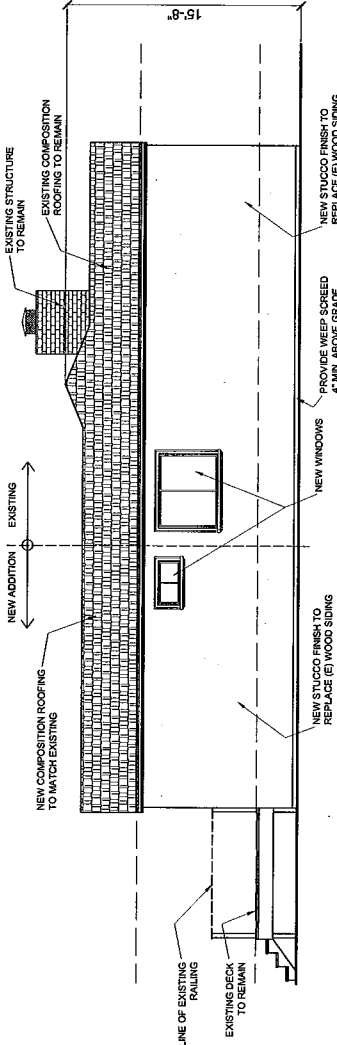
OWNER: M&J / SS
 ARCHITECT: SSS
 DATE: AUGUST 28, 2006
 SCALE: AS NOTED
 DRAWING NO: HCR - 0206
 SHEET:
4
 OF 4 SHEETS



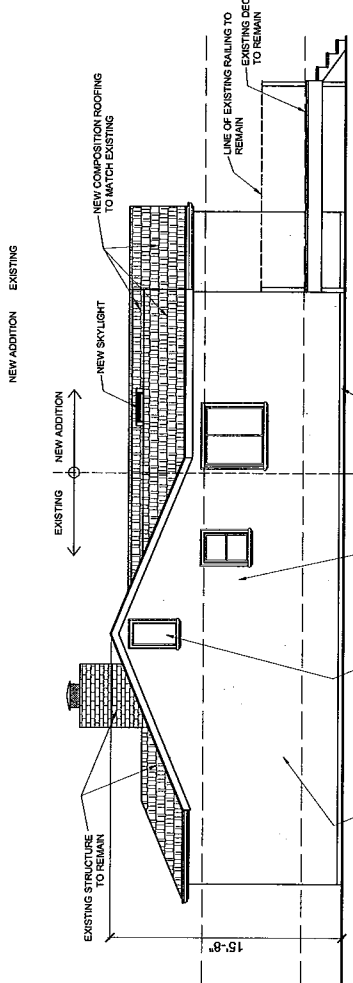
EXISTING LEFT SIDE ELEVATION
 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
 1/4" = 1'-0"

EXHIBIT C: Photos



Subject Residence – 49 Scott (014 276 200)



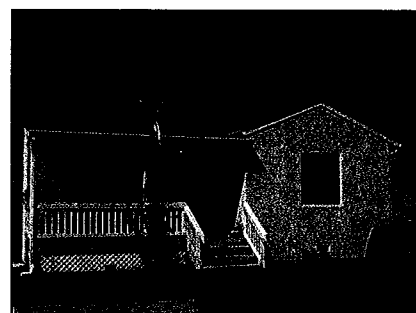
45 Scott Street (014 276 190)



Scott Street (014 276 210)



52 Scott Street (014 273 090)



56 Scott Street (014-273-080)

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
San Bruno, CA 94066
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Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 2
October 12, 2006**

PROJECT LOCATION

1. Address: 1620 Claremont Drive
2. Assessor's Parcel No: 019-024-150
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). **UP-06-031**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-28 to the Planning Commission with a positive recommendation subject to the suggested revision based on Findings of Fact 1-6.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the south side of Claremont Drive, near Fairmont and Glenview Drives. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a contemporary style, three bedroom and two bathroom, 1,526 square foot one-story residence with an attached two-car garage.

This home was built in 1956. The neighborhood that surrounds the subject property contains a consistent type of residential style home incorporating stucco finish and asphalt shingle roof material, given that the

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,161	-	365	1,526
Proposed	454	471	-	925
Total	1,615	471	365	2,451

ANALYSIS AND RECOMMENDATION

The applicant is proposing a 925 square foot addition to a 1,526 square foot residence, a 62% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will be set back five feet from the left and right side property lines, complying with the side yard setback requirements, to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story addition, located on the left side of the house, constructed of stucco finish with asphalt composition roof material. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of low-density residential district neighborhoods. On-street parking in the neighborhood area should not be negatively impacted since an existing two-car garage will remain to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low-density residential district and the proposed addition to the single-family structure is consistent with this residential general plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the right (north) of the property since the addition will occur toward the left (south) property line. The property will not interfere with light and air on the property adjacent to the south since the residence adjacent to the left has very few windows located along the property line, the structure will maintain the required 5 foot setback distances from the property line and a six foot tall fence separates the properties. The property is setback 34 feet from the rear property line. Therefore, it will not impact the property to the rear since the area behind the house is zoned Open Space. Overall, the structure is remaining well below the maximum height limit of 28 feet. The roof design incorporates a hipped roof pitch, which creates less shadow on adjacent properties due to their sloped design.

The proposed structure is similar in scale with the two-story residence located at 1631 Claremont Drive, which is currently under construction and with other two-story homes found in the immediate neighborhood. The second story was designed with articulation similar to the other two story homes on Claremont Drive.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varied wall planes and rooflines which break up the apparent mass of the two story structure and better integrates the two story structure with the surrounding single-family residences. The second story is set back 21' feet from the first story, further breaking up the elevation and adding visual interest. However, staff is recommending that a larger window be added to the second story to add balance to the elevation. The roof design consists of various hip roofs, a design that is found on other homes in the vicinity.

The rear elevation proposes French doors located on the first and second story, two windows on the first floor and varied roofline to add visual diversity to the elevation. The right elevation is proposed to remain unchanged therefore no impact to this elevation will occur. The left elevation proposes several varied windows and wall lines since the addition is set back five feet from the property line and two feet back from the existing garage, further breaking up the elevation and adding depth. However, staff is

recommending that a decorative band be added between the first and second story to break up the two-story walls and provide articulation as well as visual interest to the proposed structure as viewed from the adjacent properties. The applicant proposes to finish the structure with stucco and asphalt shingle roof material, which are finish materials on the surrounding homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of contemporary style homes. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant has an existing two car garage which is proposed to remain.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached two-car garage, which is proposed to remain. Therefore, all off-street parking standards will be met with this proposal.

Recommendations

In conclusion, staff recommends the following:

- The applicant shall provide a larger window on the front elevation to break and add balance to the elevation.
- The applicant shall provide a decorative band between the first and second story to break up the elevation and add articulation.

Staff recommends that the Architectural Review Committee forward Use Permit 06-031 to the Planning Commission with a positive recommendation based on the Findings of Fact 1-6.

FINDINGS OF FACT

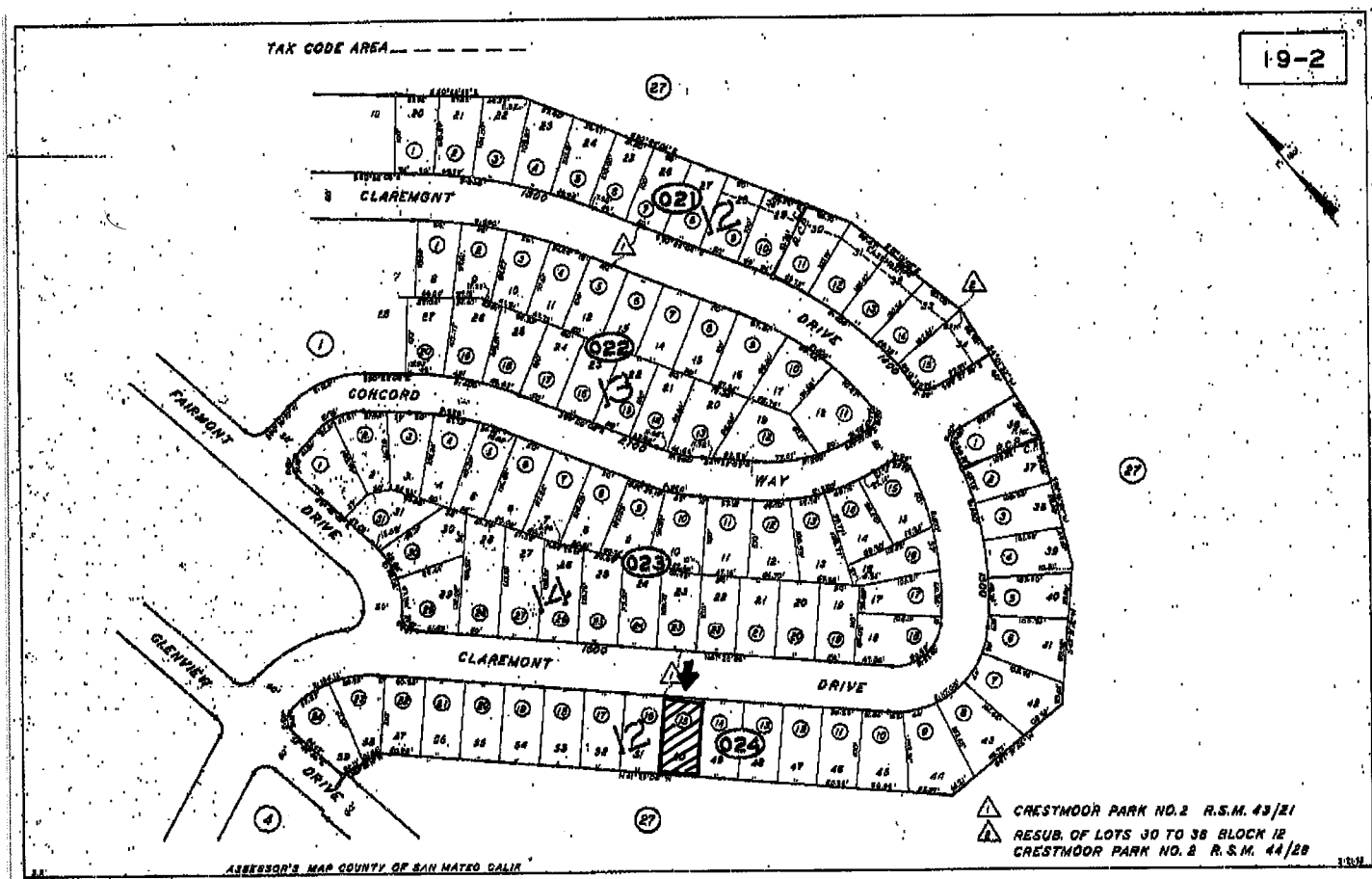
1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with

light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, given the suggested revision to the design of the home expansion size as noted in the staff report analysis section.

5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been well designed with appropriate articulation and fenestrations.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

Submitted on 09/27/09 by:

Margaret Netto
Contract Planner



1620 Claremont Avenue
019-024-150
UP 06-031

Exhibit A – Site Location

[illegible][illegible][illegible]

NO.	TITLE SHEET & SITE PLAN
040.0	EXISTING / RENOVATION FIRST FLOOR PLAN & REVISED FIRST FLOOR PLAN
041.0	EXISTING / RENOVATION FIRST FLOOR PLAN & REVISED FIRST FLOOR PLAN
042.0	NEW 2ND FLOOR PLAN & REVISED ROOF
043.0	EXTERIOR ELEVATIONS
044.0	EXTERIOR ELEVATIONS
045.0	EXTERIOR ELEVATIONS
046.0	EXTERIOR ELEVATIONS
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TYPE OF OCCUPANCY, R-3, U-1 (GARAGE)
CONSTRUCTION TYPE, V-N
BEARING & NON BEARING EXTERIOR WALLS 1 IN.
LESS THAN 3" FROM PROPERTY LINE, NO ELSEWHERE
OPENINGS NOT PERMITTED LESS THAN 3" FROM PROPERTY LINE
EXTERIOR FINISHES AT ALL BEDROOMS SHALL MEET
EMERGENCY ESCAPE REQUIREMENTS

[illegible]

2004	CD
10/1004	NONE

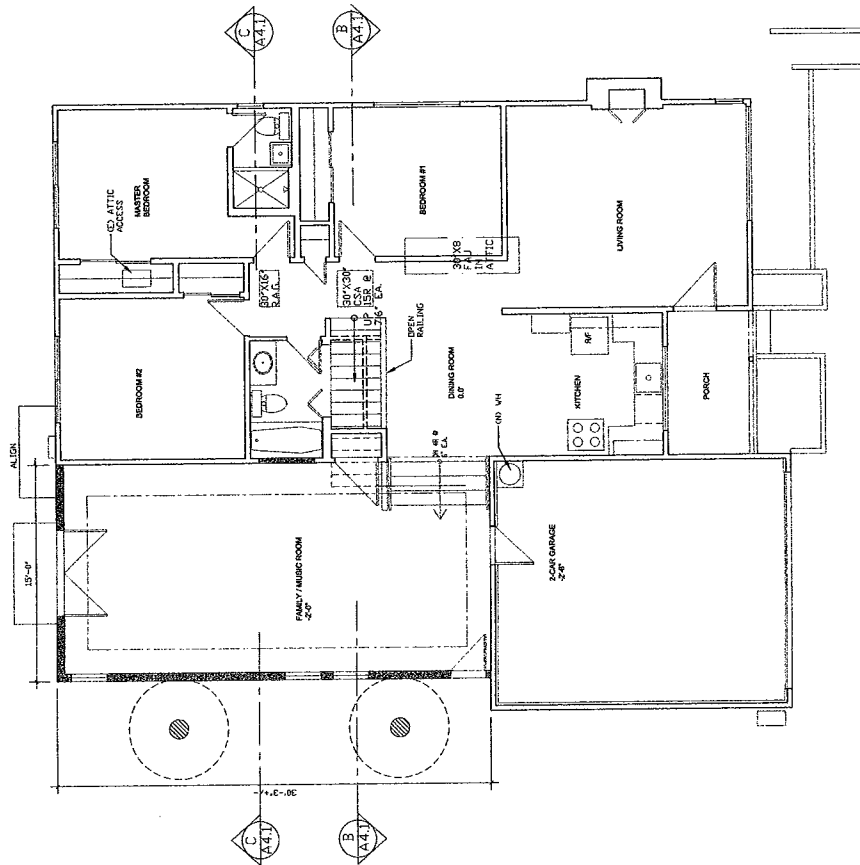
BAUKUNST

2517 Main Avenue, Day, CA 94015
Tel: 650.465.1207 E: 650.765.1090
Fax: 650.465.2000 info@baukunst.com www.baukunst.com

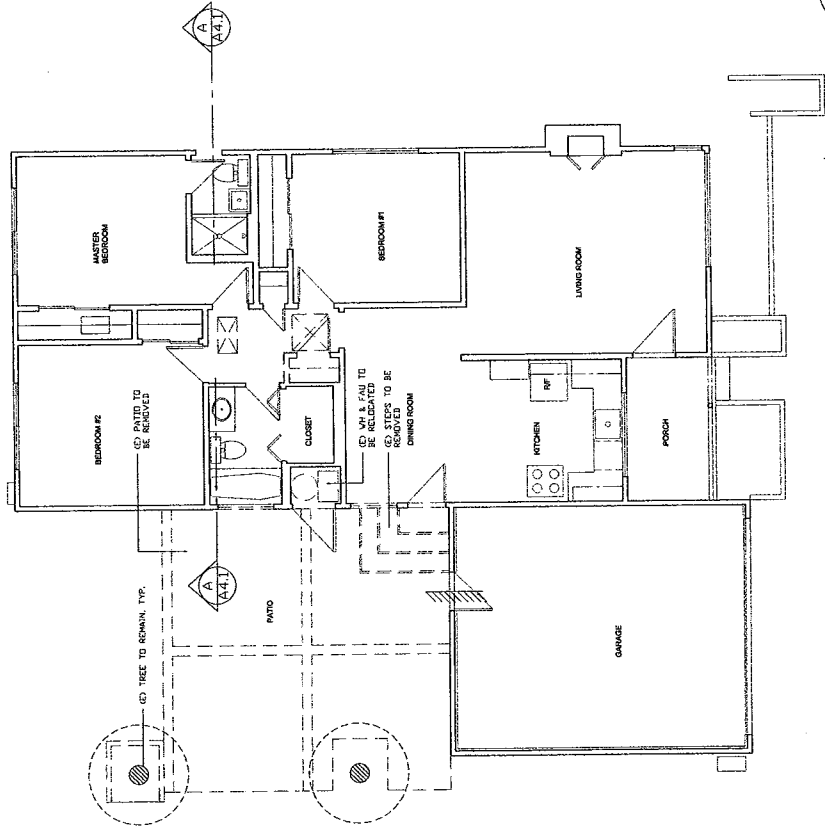
Copyright 2002 Baukunst

Exhibit B

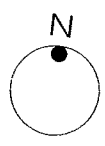
Site, Flow Plans

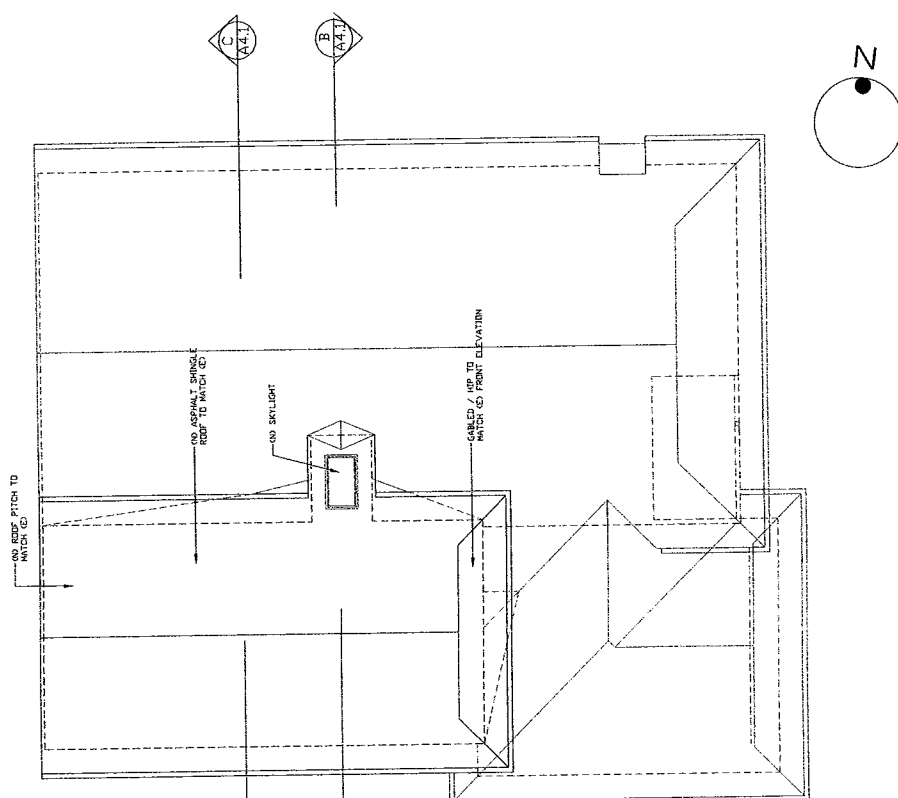


REVISED
1ST FLOOR PLAN

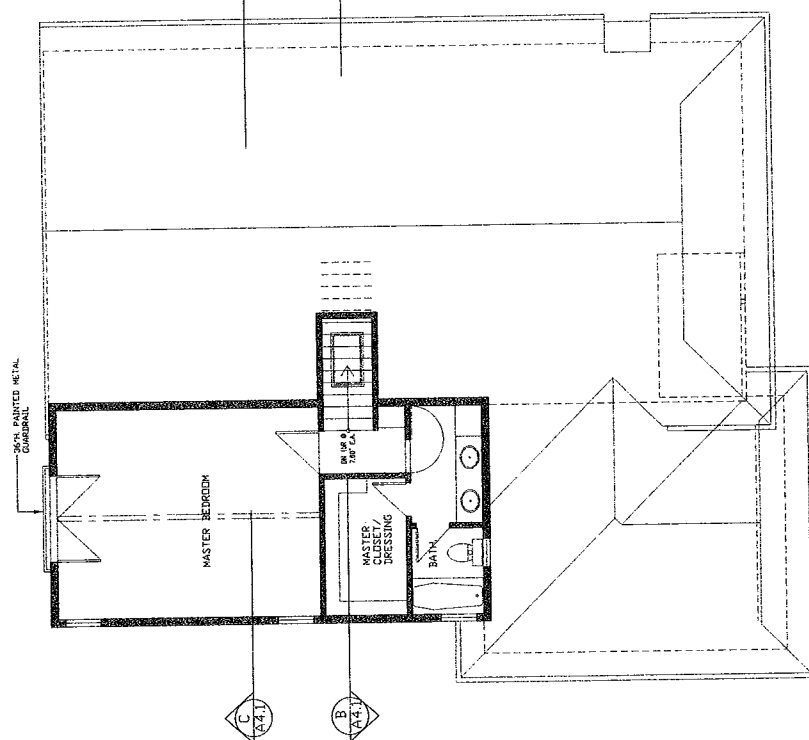


EXISTING/DEMOLITION
1ST FLOOR PLAN

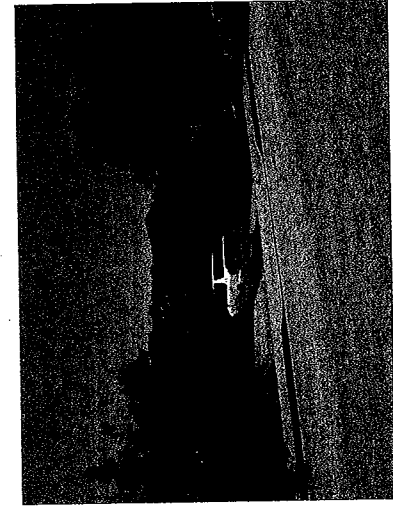




REVISED ROOF PLAN



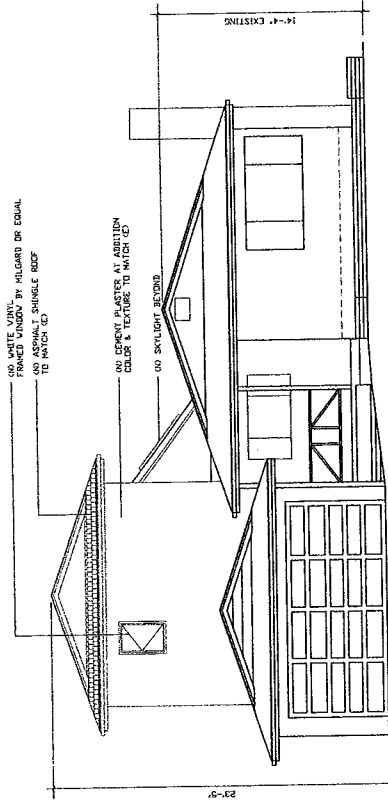
NEW 2ND FLOOR PLAN



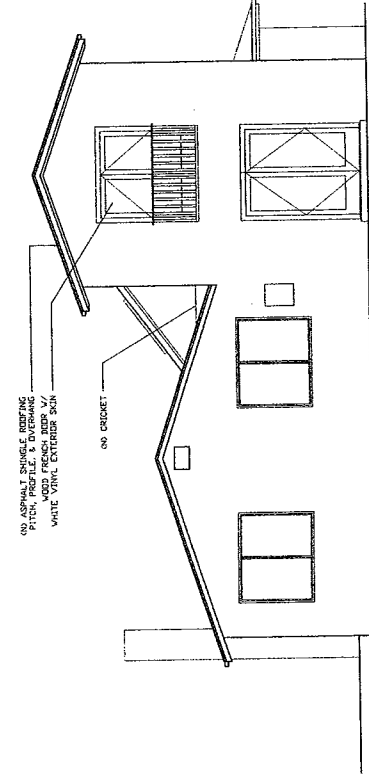
VIEW FROM STREET



AREA OF PROPOSED ADDITION



REVISED FRONT ELEVATION



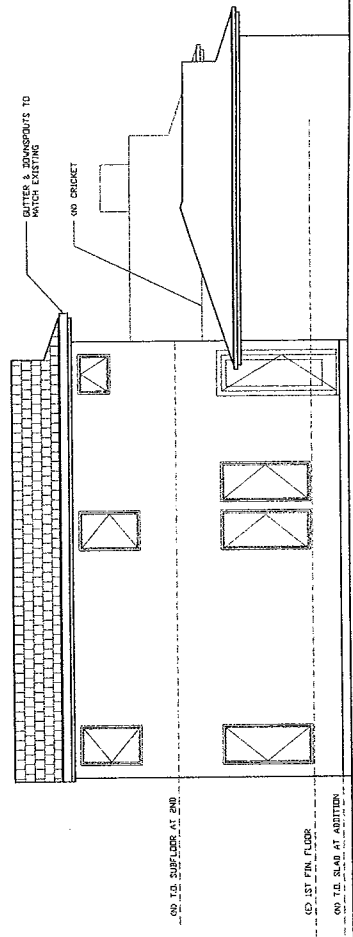
REVISED REAR ELEVATION

A3.2

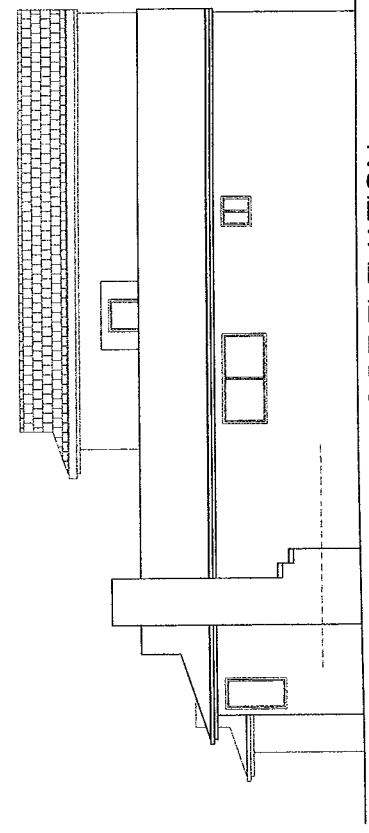
DATE	10/14/17
PROJECT	1620 CLAREMONT DRIVE
CD	2004

PISERCHIO RESIDENCE
1620 CLAREMONT DRIVE
SAN BRUNO, CA

REVISION	DATE

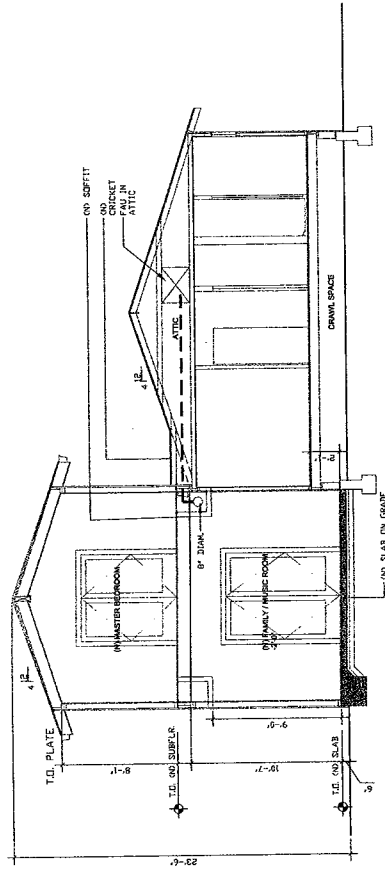


REVISED LEFT SIDE ELEVATION

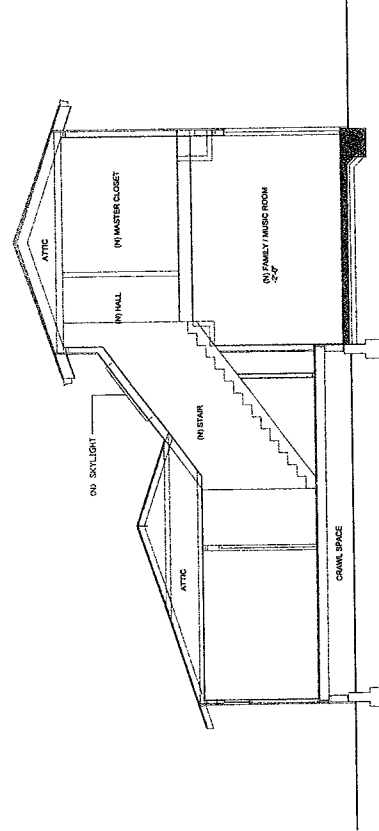


REVISED RIGHT SIDE ELEVATION

(N) SECTION C-C



(N) SECTION B-B



(E) SECTION A-A

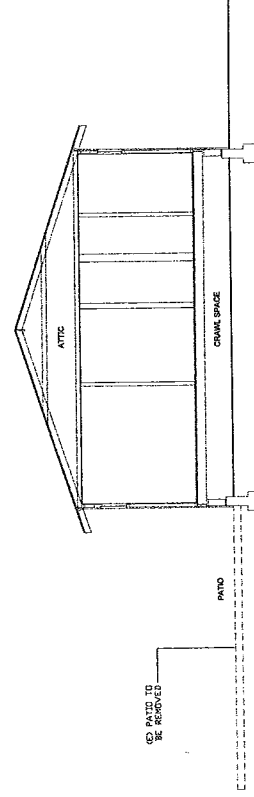


EXHIBIT C: Photos



Subject Residence – 1620 Claremont Drive (019 024 150)



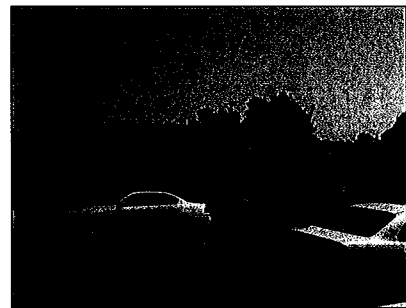
1610 Claremont Drive (019-024-140)



1630 Claremont Drive (019-024-150)



1611 Claremont Drive (019-024-220)



1621 Claremont Drive (019-024-230)